

## COON RAPIDS CITY COUNCIL MEETING MINUTES OF JUNE 7, 2016

### CALL TO ORDER

The first regular meeting of the Coon Rapids City Council for the month of June was called to order by Mayor Jerry Koch at 7:00 p.m. on Tuesday, June 7, 2016, in the Council Chambers.

### PLEDGE OF ALLEGIANCE TO THE FLAG

Mayor Koch led the Council in the Pledge of Allegiance.

### ROLL CALL

Members Present: Mayor Jerry Koch, Councilmembers Denise Klint, Ron Manning, Wade Demmer, Jennifer Geisler, Brad Johnson and Steve Wells

Members Absent: None

### ADOPT AGENDA

MOTION BY COUNCILMEMBER KLINT, SECONDED BY COUNCILMEMBER DEMMER, TO ADOPT THE AGENDA AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

### PROCLAMATIONS/PRESENTATIONS

None.

### APPROVAL OF MINUTES OF PREVIOUS MEETINGS

#### 1. MAY 17, 2016, COUNCIL MEETING

MOTION BY COUNCILMEMBER MANNING, SECONDED BY COUNCILMEMBER GEISLER, FOR APPROVAL OF THE MINUTES OF THE MAY 17, 2016, COUNCIL MEETING. THE MOTION PASSED UNANIMOUSLY.

### CONSENT AGENDA/INFORMATIONAL BUSINESS

2. APPROVE WAIVER OF FEES FOR FOURTH OF JULY CELEBRATION
3. APPROVE ASSESSMENT AGREEMENT AND WAIVER FOR LAWRENCE ESTATES
4. CONSIDER RESOLUTION 16-70 SUPPORTING A TAX CREDIT APPLICATION FOR

- RIVERDALE STATION DEVELOPMENT
5. APPROVE MEMORANDUM OF UNDERSTANDING, ANOKA RAMSEY COMMUNITY COLLEGE, MINNESOTA CAMPUS SEXUAL ASSAULT LEGISLATION
  6. ADOPT RESOLUTION 16-71, ESTABLISHING NEW POLLING LOCATION FOR PRECINCT 3-2
  7. ADOPT RESOLUTION 16-72, ESTABLISHING NEW POLLING LOCATION FOR PRECINCT 4-1
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MOTION BY COUNCILMEMBER MANNING, SECONDED BY COUNCILMEMBER DEMMER, FOR APPROVAL OF THE CONSENT AGENDA AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

#### PUBLIC HEARING

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#### 8. LEVY OF MISCELLANEOUS 2016(2) ASSESSMENTS

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The Staff report was shared with Council.

Mayor Koch opened and closed the public hearing at 7:06 p.m. since no one appeared to address the Council.

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER JOHNSON, TO ADOPT RESOLUTION NO. 16-66 2016(2) MISC. SPECIAL ASSESSMENTS (UNOPPOSED ONE YEAR); RESOLUTION NO. 16-67 2016(2) MISC. SPECIAL ASSESSMENTS (UNOPPOSED THREE YEAR); AND RESOLUTION NO. 16-68 2016(2) MISC. SPECIAL ASSESSMENTS (UNOPPOSED TEN YEAR). THE MOTION PASSED UNANIMOUSLY.

#### BID OPENINGS AND CONTRACT AWARDS

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None.

#### OLD BUSINESS

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9. PC 16-9: APPROVAL OF AMENDMENT TO GATEWAY COMMERCE CENTER PLANNED UNIT DEVELOPMENT, H&W, INC.
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MOTION BY COUNCILMEMBER JOHNSON, SECONDED BY COUNCILMEMBER WELLS, TO REMOVE THIS ITEM FROM THE TABLE. THE MOTION PASSED UNANIMOUSLY.

The Staff report was shared with Council.

Councilmember Geisler expressed concern with how this Planned Unit Development was becoming an ad hoc. She provided comment on the discussion that was held at a recent worksession meeting regarding this project. She wanted to see the project stay true to the vision for the project and noted she would be supporting the project.

Councilmember Klint asked if this project included a sidewalk connection. Planner Harlicker reviewed the location of the sidewalk near the dealership.

**MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER JOHNSON, TO APPROVE THE PROPOSED PUD AMENDMENT FOR GATEWAY COMMERCE WITH THE FOLLOWING CONDITIONS:**

1. ONLY ONE NEW CAR DEALERSHIP IS ALLOWED IN THE PUD.
2. ALL CONDITIONS OF THE ORIGINAL PUD APPROVAL OF DECEMBER 18, 2007 ARE INCLUDED IN THIS APPROVAL
3. THE APPLICANT RECEIVE ALL PERMITS NECESSARY FOR THE GRADING DONE AS PART OF THE CUL DE SAC WORK.
4. APPROVAL AND EXECUTION OF AN AMENDMENT TO THE PUD AGREEMENT.
5. THE SIDEWALK ALONG GATEWAY DRIVE MUST BE SHOWN ON THE SITE PLAN.
6. THE SIDEWALK CONNECTIONS BETWEEN THE TRAIL ALONG THE WETLANDS AND GATEWAY DRIVE MUST BE INSTALLED.
7. THE APPLICANT MUST RECEIVE ALL NECESSARY PERMITS FROM COON CREEK WATERSHED DISTRICT.
8. ONLY ONE FREESTANDING SIGN IS ALLOWED FOR THE DEALERSHIP.
9. A FOUNTAIN MUST BE INSTALLED IN THE POND AT THE WEST END OF THE DEALERSHIP PARCEL. BENCHES INSTALLED AROUND THE POND.
10. PEDESTRIAN SCALED LIGHTING MUST BE INSTALLED ALONG THE PROPOSED TRIALS AND SIDEWALKS.

Councilmember Johnson explained the quality of the vision that has been brought forward for the proposed dealership led him to support the PUD amendment. If this vision were to change, he would support rescinding the approval.

**THE MOTION PASSED UNANIMOUSLY.**

10. PC 16-10: CONSIDER RESOLUTION 16-54 GRANTING FINAL PLAT APPROVAL FOR GATEWAY COMMERCE CENTER 4<sup>TH</sup> ADD., HIGHWAY 10 AND HANSON BOULEVARD, H&W FAMILY LLLP
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MOTION BY COUNCILMEMBER JOHNSON, SECONDED BY COUNCILMEMBER WELLS, TO REMOVE THIS ITEM FROM THE TABLE. THE MOTION PASSED UNANIMOUSLY.

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER MANNING, SECONDED BY COUNCILMEMBER JOHNSON, TO ADOPT RESOLUTION NO. 16-54 APPROVING THE FINAL PLAT FOR GATEWAY COMMERCE CENTER 4TH ADDITION WITH THE FOLLOWING CONDITIONS:

1. ALL COMMENTS OF THE CITY ENGINEER BE ADDRESSED.
2. THE CORRESPONDING PUD AMENDMENT THAT INCREASES THE SIZE OF THE CAR DEALERSHIP PARCEL IS APPROVED.

THE MOTION PASSED UNANIMOUSLY.

11. CONSIDER ADOPTION OF ORDINANCE 2167, AN ORDINANCE ESTABLISHING FEE FOR KEEPING CHICKENS
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The Staff report was shared with Council.

MOTION BY COUNCILMEMBER KLINT, SECONDED BY COUNCILMEMBER GEISLER, TO ADOPT ORDINANCE 2167 ESTABLISHING FEE FOR CHICKENS. THE MOTION PASSED UNANIMOUSLY.

12. CONSIDER ADOPTION OF ORDINANCE 2168 ESTABLISHING HOUSING IMPROVING AREA FOR CREEK MEADOWS II OWNERS ASSOCIATION
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The Staff report was shared with Council.

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER JOHNSON, TO ADOPT ORDINANCE 2168 ESTABLISHING HOUSING IMPROVING AREA FOR THAT PORTION OF CREEK MEADOWS II OWNERS ASSOCIATION LOCATED ALONG CREEK MEADOW DRIVE AND ROBINSON DRIVE.

Councilmember Johnson asked if the findings had to be read for record in order to approve this project. City Attorney Brodie reported the findings included in the Ordinance were sufficient.

THE MOTION PASSED UNANIMOUSLY.

#### NEW BUSINESS

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#### 13. PC 16-11: MERCY HOSPITAL, SITE PLAN APPROVAL BUILDING ADDITIONS AND PARKING DECK, HDR ARCHITECTS

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The Staff report was shared with Council.

MOTION BY COUNCILMEMBER MANNING, SECONDED BY COUNCILMEMBER DEMMER, TO APPROVAL OF THE PROPOSED SITE PLAN WITH THE FOLLOWING CONDITIONS:

1. ALL COMMENTS OF THE ANOKA COUNTY HIGHWAY DEPARTMENT BE ADDRESSED.
2. THE APPLICANT MUST RECEIVE ALL NECESSARY PERMITS FROM COON CREEK WATERSHED DISTRICT.
3. ALL ENGINEERING COMMENTS MUST BE ADDRESSED.
4. SHOULD THE TRAFFIC BE DIRECTED FROM DAKOTAH STREET TO BLACKFOOT STREET AROUND THE SOUTH SIDE OF THE HOSPITAL, THE STRIPED PARKING LOT ISLANDS ON THE END OF THE PARKING ROWS BE CHANGED TO CURB AND GUTTER AND LANDSCAPED WITH OVERSTORY TREES.
5. THE TREES PLANTED BETWEEN THE PARKING DECK AND COON RAPIDS BOULEVARD MUST BE A MINIMUM 12 FEET HIGH OR 4" CALIPER. THE TREES ALONG COON RAPIDS BOULEVARD MUST BE A SIZE THAT WILL NOT OBSCURE THE VIEW OF THE WALL SIGN ON THE WEST SIDE OF THE PARKING DECK.
6. THE APPLICANT MUST COMPLY WITH TITLE 11.
7. BIKE PARKING MUST BE PROVIDED ALONG WITH A CONNECTION TO THE BIKE TRAIL ALONG COON RAPIDS BOULEVARD.

THE COMMISSION ALSO RECOMMENDED APPROVAL OF DESIGN FLEXIBILITY BASED ON THE FOLLOWING FINDINGS:

#### USE OF ARCHITECTURAL METAL

##### *PARKING GARAGE*

THE DEVELOPER IS PROPOSING TO UTILIZE AN ARCHITECTURAL PERFORATED METAL SKIN TO ENCLOSE THE PARKING DECK TO RESPOND TO SITE CONDITIONS.

THIS MATERIAL WILL PRESENT AN IMAGE OF A MODERN BUILDING WHILE COMPLYING WITH AIR CIRCULATION AND VENTING REQUIREMENTS. THE EXISTING SKYWAY AND PROPOSED LANDSCAPING WILL SCREEN AND SOFTEN THE IMPACT OF THE DECK ALONG COON RAPIDS BOULEVARD. THE PROPOSED DESIGN WILL FURTHER THE INTENT OF THE CHAPTER IN THAT IT IS PART OF A HOSPITAL EXPANSION THAT WILL MAINTAIN THE VITALITY AND INTENSITY OF PORT WELLNESS.

*CENTRAL UTILITY ADDITION*

THE DEVELOPER IS PROPOSING TO UTILIZE METAL LOUVERS TO RESPOND TO SITE CONDITIONS. THIS MATERIAL WILL PRESENT AN IMAGE OF A MODERN BUILDING WHILE COMPLYING WITH AIR CIRCULATION AND VENTING REQUIREMENTS. THE LOUVERS WILL BE SCREENED BY EXISTING TREES ALONG DAKOTAH STREET AND BECAUSE OF THE LOWER HEIGHT WILL BLEND IN WITH THE MAIN BUILDING. THE PROPOSED DESIGN WILL FURTHER THE INTENT OF THE CHAPTER IN THAT IT IS PART OF A HOSPITAL EXPANSION THAT WILL MAINTAIN THE VITALITY AND INTENSITY OF PORT WELLNESS.

WALL SIGNAGE ON THE PARKING DECK

THE APPLICANT DEMONSTRATED THAT THE MODIFICATION IS NECESSARY TO RESPOND TO SITE CONDITIONS. THE LARGE BUILDING AND THE AMOUNT OF INFORMATION THAT HAS TO BE DISPLAYED CREATES THE NEED FOR A LARGER SIGN TO ENSURE THAT LETTERING IS LEGIBLE. THE LARGER SIGN WILL RESULT IN BETTER INTEGRATION OF USES. THE SIGN CAN BETTER DIRECT TRAFFIC INTO AND AROUND THE SITE. THE PLACEMENT OF THE SIGN FURTHER AWAY FROM COON RAPIDS BOULEVARD AND THE FACT THE HOSPITAL BUILDING AND SKYWAY PROVIDE A BACKDROP FOR THE SIGN WILL MITIGATE POTENTIAL ADVERSE EFFECTS OF THE LARGER SIGN. THE UNIFORM DESIGN OF THE SIGN WILL HELP PEOPLE IDENTIFY THAT THEY ARE AT THE MERCY HOSPITAL COMPLEX AND NOT AN ADJACENT SITE.

Councilmember Demmer supported the use of staff flexibility guidelines for the parking garage.

Mayor Koch agreed stating he was glad to see the parking going up rather than out further on the site.

Councilmember Klint had real concerns with the traffic from the hospital switching onto Dakota Street. She believed the County should be addressing this issue prior to the Council approving the request. Public Works Director Himmer discussed how the traffic flow would change for the site with the proposed expansion to the hospital. It was his opinion that a signal would be the responsibility of the applicant.

Councilmember Geisler questioned if the ambulance drop off would remain in the same location. Planner Harlicker reported this was the case.

Councilmember Johnson asked if a parking deck could be located behind the building rather than right on Coon Rapids Boulevard. Planner Harlicker stated it was his understanding the hospital wanted the main entrance to be a focal point, with the parking deck adjacent to this main entrance. He explained logistically it would not work to have the parking deck behind the building.

Councilmember Johnson appreciated the great lengths the hospital went to, to enhance the exterior of the parking deck. He inquired if the hospital would be charging visitors to use the parking deck. Mike Rodriguez, HDR Architects, stated the hospital did not intend to charge for parking. He then provided the Council with an overview of the project and reviewed a 3D model of the Mercy Hospital campus with the new additions.

Councilmember Klint asked if the emergency hospital entrance allowed for short-term parking. Mr. Rodriguez explained the drive lane would allow for four cars with additional queuing. He noted that valet parking would be offered at the emergency entrance.

Councilmember Manning requested the 3D model be placed on the City's website. Mr. Rodriguez commented he would be more than happy to provide this material to City staff.

Councilmember Johnson appreciated the detailed overview of the hospital campus.

Mayor Koch questioned if the architect could direct traffic from the parking ramp back to Blackfoot. Mr. Rodriguez reviewed how traffic would flow through the site from the parking ramp. He anticipated that traffic from the ramp would not be as much of a concern as the staff shift changes in the rear parking lot.

Councilmember Klint supported the proposed project but was concerned with the fact that the hospital representatives were not willing to work with the nursing staff.

THE MOTION PASSED UNANIMOUSLY.

#### 14. CONSIDER INTRODUCTION OF AN ORDINANCE REVISING ORDINANCE 2136, CORRECTING THE LEGAL DESCRIPTION

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The Staff report was shared with Council.

Mayor Koch considered the Ordinance revising Ordinance 2136 correcting the legal description to be introduced.

#### OPEN MIC/PUBLIC COMMENT

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Mayor Koch reviewed the rules of order for the Open Mic/Public Comment portion of the meeting.

#### REPORTS ON PREVIOUS OPEN MIC

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##### 15. OPEN MIC REPORT – JERRY PIERCE RE: PROCEEDS FROM SALE OF MUNICIPAL LIQUOR STORES

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Mayor Koch discussed Mr. Pierce's comments made during Open Mic at the May 17, 2016 Council meeting.

#### OTHER BUSINESS

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Councilmember Geisler reported she recently moved, but stayed within her ward. She explained she has been without a landline for 10 days, but noted should be resolved shortly. She encouraged her constituents to contact her via email.

Councilmember Wells thanked all of the veterans and volunteers that assisted with the Memorial Day events.

Councilmember Klint reviewed the Meetings in the Park meeting schedule.

Mayor Koch asked if the trail near 85<sup>th</sup> was complete. Public Works Director Himmer stated the trail was substantially complete. He noted the pedestrian crossing paths needed to be installed along with some trees.

Mayor Koch reviewed the Music in the Park schedule of events for this summer.

Mayor Koch discussed the Mississippi River Corridor Critical Area rulemaking meeting that would be held on Wednesday, June 15<sup>th</sup> at 4:30 p.m. at Greenhaven in Anoka.

Councilmember Johnson explained a Hanson Boulevard grade separation meeting would be held on Wednesday, June 15<sup>th</sup> at 5:00 p.m.

#### ADJOURN

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MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER JOHNSON,  
TO ADJOURN THE MEETING AT 8:04 P.M. THE MOTION PASSED UNANIMOUSLY.

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Jerry Koch, Mayor

ATTEST:

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Joan Lenzmeier, City Clerk